

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. , April 23, 1975.

No 25,439 Equity

This is to certify that the annexed Advertisement of Trustee's Sale was published in The Frederick Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 23rd day of April 1975...

THE NEWS-POST

*Filed*  
*May 7, 1975*

Per Geo. B. Delaplaine  
Geo. B. Delaplaine

COHEN & DACKMAN, SOLICITORS  
19 WEST MT. ROYAL AVENUE  
BALTIMORE, MARYLAND 21201

## TRUSTEE'S SALE

OF

DESIRABLE FEE SIMPLE  
DWELLING PROPERTY  
208 WEST 12TH STREET

Under and by virtue of a decree of the Circuit Court for Frederick County, in Equity, (Docket 48 Folio 20 Case No. 25439), the undersigned Trustee will sell at Public Auction, on the premises, on,

WEDNESDAY,

APRIL 23, 1975

AT 2 O'CLOCK P.M.

All that piece or parcel of ground situate and lying in Frederick County and described as follows:

Being known as Lot No. 3, Block G of the subdivision of lands of R. Patrick Turner and Agnes G. Turner, his wife, said subdivision known as Spring Valley, a Plat of which is recorded in Plat Book 3 folio 20, said lot being situate on the south side of West 12th Street and fronting 60 feet, more or less, on said West 12th Street. The improvements there on being known as 208 West 12th Street.

In fee simple and improved by a one-story frame dwelling containing 3 bedrooms and bath, family room, warm air gas heat.

Terms of Sale: A cash deposit of 10% of the purchase price will be required of the purchaser at time and place of sale, balance of purchase price upon final ratification by the Circuit Court for Frederick County and to bear interest from date of sale to date of settlement. Taxes, water rent, all other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan District charges to be adjusted to the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

BERNARD DACKMAN,  
TRUSTEE

MICHAEL FOX  
AUCTIONEERS, INC.  
SUITE 102,  
AMERICAN BUILDING  
Baltimore, Md. 21202  
(301) 685-2288